

**COMPREHENSIVE PLAN  
AMENDMENT NO. 1**

**A BILL TO REPEAL THE *COMPREHENSIVE PLAN, TALBOT COUNTY, MARYLAND*, ADOPTED FEBRUARY 15, 2005, AND ENACT THE *TALBOT COUNTY COMPREHENSIVE PLAN, 2016*, IN ACCORDANCE WITH THE PROVISIONS OF LOCAL GOV'T. ART. § 10-324, LAND USE ART. §1-405, MD. ANN. CODE, AND TALBOT COUNTY CHARTER § 403 (b) AND § 404 (c)**

**PROPOSED AMENDMENTS TO BILL 1329**

This amendment consists of two (2) parts: Part I, would amend *Countywide Land Use Policies*, page 2-3, §§ 2.1, 2.2, and 2.3, by changing “should” to “shall” and, Part II, would amend *Development and Growth Planning Sector Policies*, page 2-12, §§ 2.13, 2.14, 2.16, and 2.19, by changing “should” to “shall.”

Proposed by: Councilmember Bartlett and Councilmember Price  
Date: May 10, 2016

**KEY**

Underlining ..... Added by amendment  
~~Strikethrough~~ ..... Deleted by amendment  
\* \* \* ..... Existing text unaffected.

**Proposed Amendments:**

**I. To amend *Countywide Land Use Policies*, p. 2-3, §§ 2.1, 2.2 and 2.3 by striking “should” and adding “shall” as set forth below:**

\* \* \*

**Countywide Land Use Policies**

- 1   **2.1** The County ~~should~~ shall preserve its unique rural landscape through conservation of  
2   farmland, forestlands, and environmentally sensitive lands by application of land use regulations  
3   and easement programs that conserve open space in rural areas.
- 4   **2.2** The County ~~should~~ shall continue a restrictive approach toward the use of land over which it  
5   has zoning authority, and new development should be of a controlled nature and channeled into  
6   the most appropriate areas and discouraged in others.
- 7   **2.3** Most new residential, institutional, commercial, business and industrial development ~~should~~  
8   shall be located in Designated Growth areas and incorporated towns. Most new development in  
9   rural areas should be located in Village Planning Areas.

\* \* \*

**COMPREHENSIVE PLAN  
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**II.** To amend *Development and Growth Planning Sector Policies*, p 2-12, §§ 2.13, 2.14, 2.16, and 2.19 by striking “should” and adding “shall” as set forth below:

\* \* \*

**Development and Growth Planning Sector Policies**

\* \* \*

10 **2.13** Concentrations of commercial and industrial uses ~~should~~ shall be located in well-planned  
11 centers or parks within the towns, or as infill and redevelopment of existing  
12 commercial/industrial areas.

13 **2.14** Industrial uses in villages ~~should~~ shall be limited to those that support agriculture, forestry  
14 and commercial maritime uses.

\* \* \*

15 **2.16** Village growth ~~should~~ shall derive primarily from infill, redevelopment, and limited new  
16 development, and ~~should~~ shall be compatible with the existing character and density of the  
17 village.

\* \* \*

18 **2.19** Infill development and redevelopment of existing residential subdivisions and existing  
19 neighborhoods in rural areas ~~should~~ shall be compatible with existing character and density.

\* \* \*

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Opinion of Counsel: This amendment is considered non-substantive for purposes of re-advertisement and rescheduling of the public hearing.

*Talbot County Charter* § 213 d., provides that if a Bill is amended before passage and the amendment constitutes a change of substance, the Bill shall not be passed until it is reproduced as amended and a public hearing re-set and re-advertised as in the case of a newly introduced Bill.

An amendment to a Bill cannot be deemed to make it a new or different Bill unless it enlarges or narrows the scope of the original Bill to such an extent that the Bill as enacted can be said to be *misleading in a substantial manner in its final form*. Amendments that do not defeat the purpose of the original Bill are not considered so substantial as to make it a new Bill. *Ajamian v. Montgomery County*, 99 Md. App. 665, 684-685 (1994). This amendment meets that test and is therefore not a substantive change that would require reproduction and re-advertisement.

**COMPREHENSIVE PLAN  
AMENDMENT NO. 2**

**A BILL TO REPEAL THE *COMPREHENSIVE PLAN, TALBOT COUNTY, MARYLAND*, ADOPTED FEBRUARY 15, 2005, AND ENACT THE *TALBOT COUNTY COMPREHENSIVE PLAN, 2016*, IN ACCORDANCE WITH THE PROVISIONS OF LOCAL GOV'T. ART. § 10-324, LAND USE ART. §1-405, MD. ANN. CODE, AND TALBOT COUNTY CHARTER § 403 (b) AND § 404 (c)**

**PROPOSED AMENDMENT TO BILL 1329**

This Amendment consists of adding a new sentence on page 9-8 at the end of Section 4, *Signage*, to add: "Electronic messaging signs should not be permitted."

Proposed by: Councilmember Bartlett

Date: May 10, 2016

**KEY**

Underlining ..... Added by amendment  
~~Strikethrough~~ ..... Deleted by amendment  
\* \* \* ..... Existing text unaffected.

\* \* \*

**4. Signage**

- 1 a. Every sign should respect scale and proportion in its design and in its visual relationship to
- 2 buildings and surroundings.
- 3 b. Signs should be designed as integral elements of the building and site to which they relate.
- 4 c. The number of graphic elements on a sign should be held to the minimum needed to convey
- 5 the sign's message and should be composed in proportion to the area of the sign face.
- 6 d. The color, materials and lighting of every sign should be restrained and harmonious with the
- 7 building and site to which it relates.
- 8 e. The use of natural materials (wood, brick) for signs located in the agricultural and rural areas
- 9 is encouraged.
- 10 f. Pylon and flashing signs should not be permitted. Monument signs are the preferred sign type.
- 11 g. Electronic messaging signs should not be permitted.

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**COMPREHENSIVE PLAN  
AMENDMENT NO. 2**

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Opinion of Counsel: This amendment is considered non-substantive for purposes of re-advertisement and rescheduling of the public hearing.

*Talbot County Charter* § 213 d., provides that if a Bill is amended before passage and the amendment constitutes a change of substance, the Bill shall not be passed until it is reproduced as amended and a public hearing re-set and re-advertised as in the case of a newly introduced Bill.

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**COMPREHENSIVE PLAN  
AMENDMENT NO. 3**

**A BILL TO REPEAL THE *COMPREHENSIVE PLAN, TALBOT COUNTY, MARYLAND*, ADOPTED FEBRUARY 15, 2005, AND ENACT THE *TALBOT COUNTY COMPREHENSIVE PLAN, 2016*, IN ACCORDANCE WITH THE PROVISIONS OF LOCAL GOV'T. ART. § 10-324, LAND USE ART. §1-405, MD. ANN. CODE, AND TALBOT COUNTY CHARTER § 403 (b) AND § 404 (c)**

**PROPOSED AMENDMENT TO BILL 1329**

This Amendment consists of adding a formula to calculate existing village density and to provide that density in the villages shall not go below these figures. The proposed amendment would add a new Policy 9.17 on page 9-13 of the proposed Comprehensive Plan.

Proposed by: Councilmember Bartlett and Councilmember Price

Date: May 10, 2016

**KEY**

Underlining.....Added by amendment  
~~Strikethrough~~.....Deleted by amendment  
\* \* \*.....Existing text unaffected.

\* \* \*

9.17 The existing rural character of County villages includes their existing density. Existing density of County villages shall be calculated using a formula to derive the average existing density in a village. The formula shall use the number of existing lots of record in the village as the numerator and the total acreage of that portion of those lots in village zoning as the denominator. The result shall be the existing village density. Density in the villages shall not go below these figures.

\* \* \*

Opinion of Counsel: This amendment is considered non-substantive for purposes of re-advertisement and rescheduling of the public hearing.

*Talbot County Charter* § 213 d., provides that if a Bill is amended before passage and the amendment constitutes a change of substance, the Bill shall not be passed until it is reproduced as amended and a public hearing re-set and re-advertised as in the case of a newly introduced Bill.

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**COMPREHENSIVE PLAN  
AMENDMENT NO. 4**

**A BILL TO REPEAL THE *COMPREHENSIVE PLAN, TALBOT COUNTY, MARYLAND*, ADOPTED FEBRUARY 15, 2005, AND ENACT THE *TALBOT COUNTY COMPREHENSIVE PLAN, 2016*, IN ACCORDANCE WITH THE PROVISIONS OF LOCAL GOV'T. ART. § 10-324, LAND USE ART. §1-405, MD. ANN. CODE, AND TALBOT COUNTY CHARTER § 403 (b) AND § 404 (c)**

**PROPOSED AMENDMENT TO BILL 1329**

This amendment changes the Tier Map designation from Tier III-A to Tier III-C for certain properties adjacent to and west of the Frederick C. Malkus Bridge, US Rt. 50, as shown on the attached Tier Map.

Proposed by: Councilmembers Callahan, Pack, Price and Williams  
Date: May 10, 2016

**KEY**

<u>Underlining</u> .....	Added by amendment
<del>Strikethrough</del> .....	Deleted by amendment
* * * .....	Existing text unaffected.

**Proposed Amendment:**

To amend the Tier Map designation from Tier III-A to Tier III-C for certain properties adjacent to and west of the Frederick C. Malkus Bridge, US Rt. 50, as shown on the attached Tier Map, which is incorporated by reference herein.

This amendment proposes no changes to the existing descriptions of Tier III-A or Tier III-C. These descriptions are currently in the proposed Comprehensive Plan and are provided here to show the differences between these two Tiers.

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**Tier III-A — Rural Communities Not Planned for Sewerage**

This sub-tier identifies areas that,

1. Are not planned for public sewerage systems in the County Comprehensive Plan or Comprehensive Water and Sewer Plan,
2. Are located in rural villages or other existing rural subdivisions,
3. Are not dominated by agricultural or forest land, and
4. Are planned for infill and limited development only

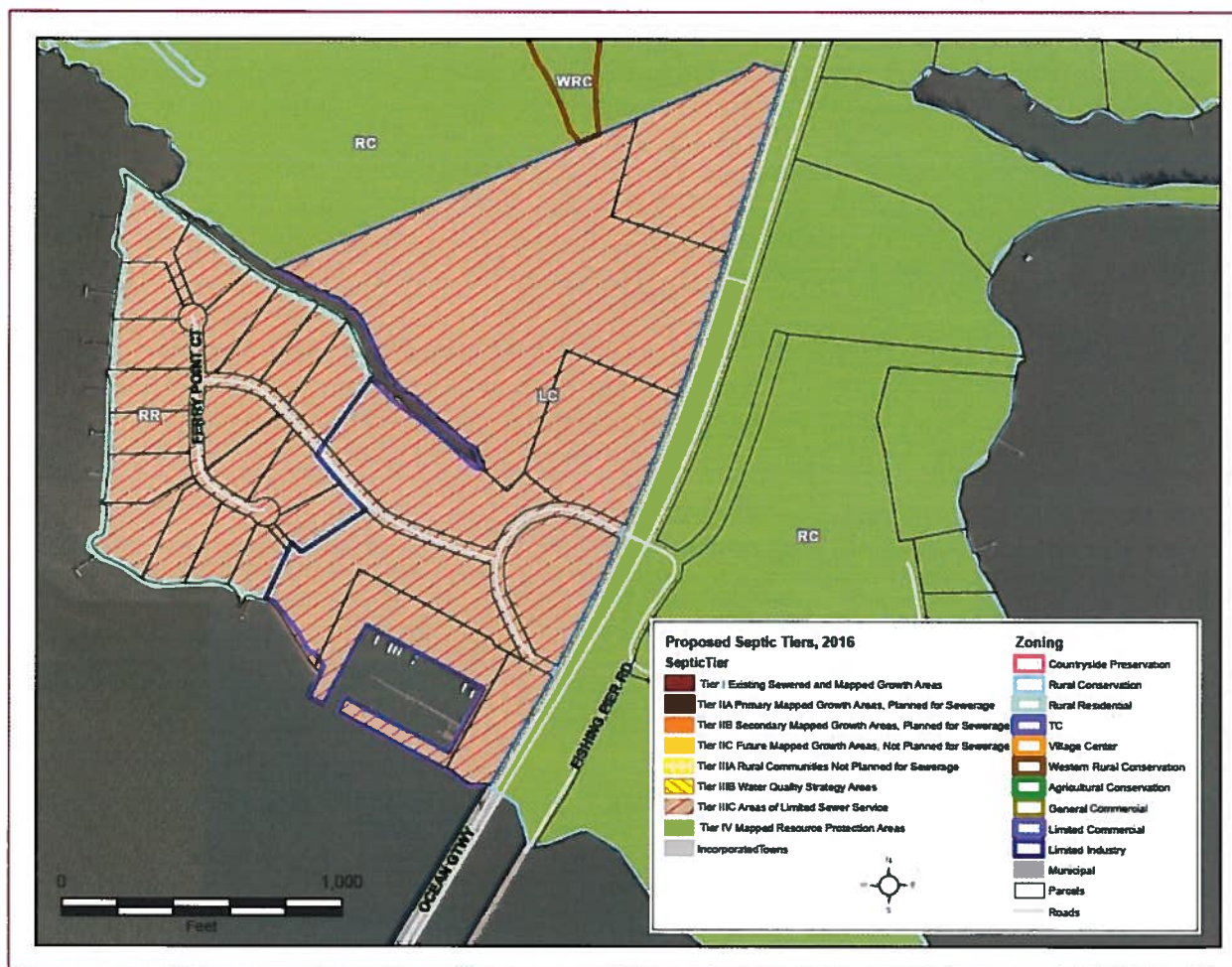


## COMPREHENSIVE PLAN AMENDMENT NO. 4

### Tier III-C —Areas of Limited Sewer Service

This sub-tier identifies existing developed subdivisions in environmentally sensitive areas currently served by septic systems that,

1. Where feasibly and reasonably practical, may be served by public sewer from the Region II or Region V Wastewater Treatment Plant, and
2. Where new development is limited to infill and redevelopment on existing lots within developed subdivisions.



Opinion of Counsel: This amendment is considered non-substantive for purposes of re-advertisement and rescheduling of the public hearing.

**COMPREHENSIVE PLAN**  
**AMENDMENT NO. 4**

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*Talbot County Charter* § 213 d., provides that if a Bill is amended before passage and the amendment constitutes a change of substance, the Bill shall not be passed until it is reproduced as amended and a public hearing re-set and re-advertised as in the case of a newly introduced Bill.

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**COMPREHENSIVE PLAN  
AMENDMENT NO. 5**

**A BILL TO REPEAL THE *COMPREHENSIVE PLAN, TALBOT COUNTY, MARYLAND*, ADOPTED FEBRUARY 15, 2005, AND ENACT THE *TALBOT COUNTY COMPREHENSIVE PLAN, 2016*, IN ACCORDANCE WITH THE PROVISIONS OF LOCAL GOV'T. ART. § 10-324, LAND USE ART. §1-405, MD. ANN. CODE, AND TALBOT COUNTY CHARTER § 403 (b) AND § 404 (c)**

**PROPOSED AMENDMENT TO BILL 1329**

This amendment formally adopts the digital versions of the Tier Maps as part of the Comprehensive Plan. The digital version of the Tier Maps are smaller scale, show greater detail, and are much more utilitarian than paper maps.

Proposed by: Councilmembers Bartlett, Callahan, Pack, Price, and Williams  
Date: May 10, 2016

**KEY**

Underlining .....Added by amendment  
~~Strikethrough~~ .....Deleted by amendment  
\* \* \* .....Existing text unaffected.

**Proposed Amendment:**

I. To amend Chapter 2, page 2-22, Section VII A. first column, penultimate paragraph to specifically incorporate the digital version of the proposed Tier Maps as part of the Comprehensive Plan, as set forth below:

\* \* \*

The County's original designations and maps were accepted by the Maryland Department of Planning in February, 2013. This plan presents slightly revised Tier definitions and a correspondingly revised map (Map 2-L) at the end of this chapter. The official Tier Maps are adopted in digital format and are found at Appendix "A-xiii." Per State law the Tier ~~map is~~ Maps are hereby incorporated as part of the *Talbot County Comprehensive Plan*

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Opinion of Counsel: This amendment is considered non-substantive for purposes of re-advertisement and rescheduling of the public hearing.